



Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6433

PARCEL MAP NO. 067564

HO MEETING DATE	CONTINUE TO
AGENDA ITEM No. 23	
PUBLIC HEARING DATE September 11, 2007	

APPLICANT Mark Anderson		OWNER Hales-Anderson Investment		REPRESENTATIVE Ivan Chu	
REQUEST To created three (3) single family lots on 0.50 gross acres					
LOCATION/ADDRESS 2752 Prospect Avenue			ZONED DISTRICT Montrose		
ACCESS Prospect Avenue			COMMUNITY La Crescenta-Montrose		
			EXISTING ZONING R-1 (Single Family-5,000 Square Foot Minimum Required Lot Area)		
SIZE 0.50 gross /0.44 net acres	EXISTING LAND USE Single family residential	SHAPE Rectangular	TOPOGRAPHY Slightly sloping		

SURROUNDING LAND USES & ZONING

North: Single family residential and First Baptist Church of La Crescenta/R-1	East: Single family residential/R-1
South: Single family residential and Interstate 210 (Foothill Fwy)/R-1	West: Single family residential and La Crescenta Elementary School/R-1

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Los Angeles Countywide General Plan	1—Low Density (maximum 6 du/ac)	3 DU	Yes

ENVIRONMENTAL STATUS

Categorical Exemptions (Class 1, 3, and 15)

DESCRIPTION OF SITE PLAN

The tentative parcel map dated April 11, 2007 depicts three single family lot on 0.50 gross acres. The project will contain three single family lots, two of which are in a flag lot configuration with minimum 10 foot wide fee access strips. There are currently two single family homes on this property. One of these homes and its garage will be demolished; the other will be remodeled and a garage added. No grading is proposed.

KEY ISSUES

- Lot 1 is proposed to have an average lot width of 46 feet instead of the 50 feet required by Los Angeles County Code Sections 22.52.030 (E) and 21.24.240 (A). While it is allowable to subdivide the subject property into three parcels, it is not possible or not practical for applicant to comply with both the 20 foot fee-access strip/driveway width requirement and 50 foot minimum lot width. For fire protection purposes, compliance with the access strip/driveway width requirement takes precedence. Proposed Parcel 1 contains the existing house to remain which, even at the reduced width, will comply with setback and area requirements and the subdivision will be within the allowable density. Other lots also exist in the surrounding area with less than the required lot width of 50 feet..
- Fire sprinkler system will be required on a residence built on proposed Parcel 3.
- This project is within the La Crescenta-Montrose Community Standards District (adopted February, 2007) but its provisions do not apply to single family residences in the R-1 zone.

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

☒ APPROVAL☐ DENIAL☐ No improvements _____ 20 Acre Lots _____ 10 Acre Lots _____ 2½ Acre Lots _____ Sect 191.2☐ Street improvements _____ Paving _____ Curbs and Gutters _____ Street Lights

_____ Street Trees _____ Inverted Shoulder _____ Sidewalks _____ Off Site Paving _____ ft.

☐ Water Mains and Hydrants☐ Drainage Facilities☒ Sewer☐ Septic Tanks☐ Other _____☒ Park Dedication "In-Lieu Fee"

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

Engineer

Road

Flood

Forester & Fire Warden

Parks & Rec.

Health

Planning

ISSUES AND ANALYSIS

LOS ANGELES
91352

BURBANK
91501

91201

91202

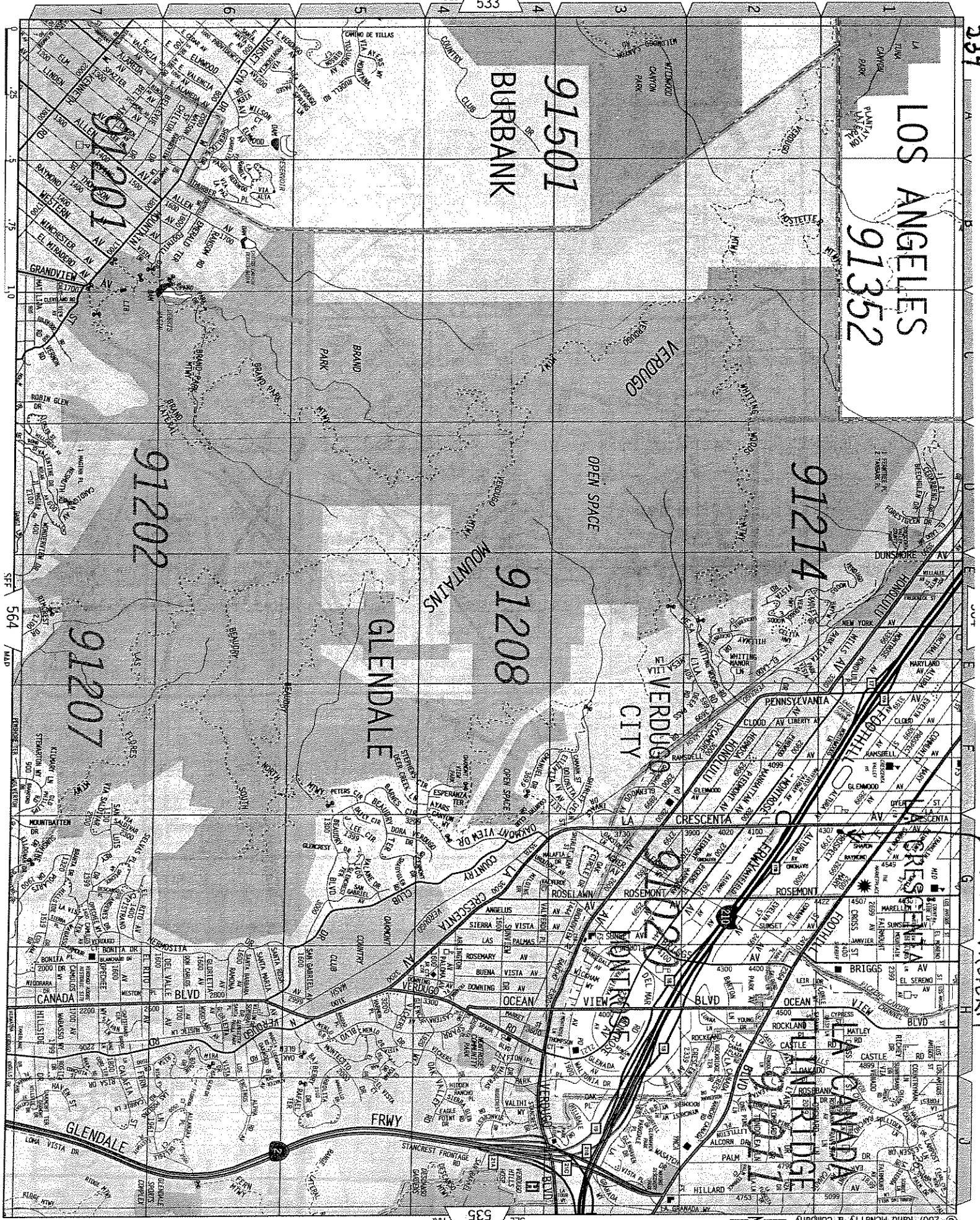
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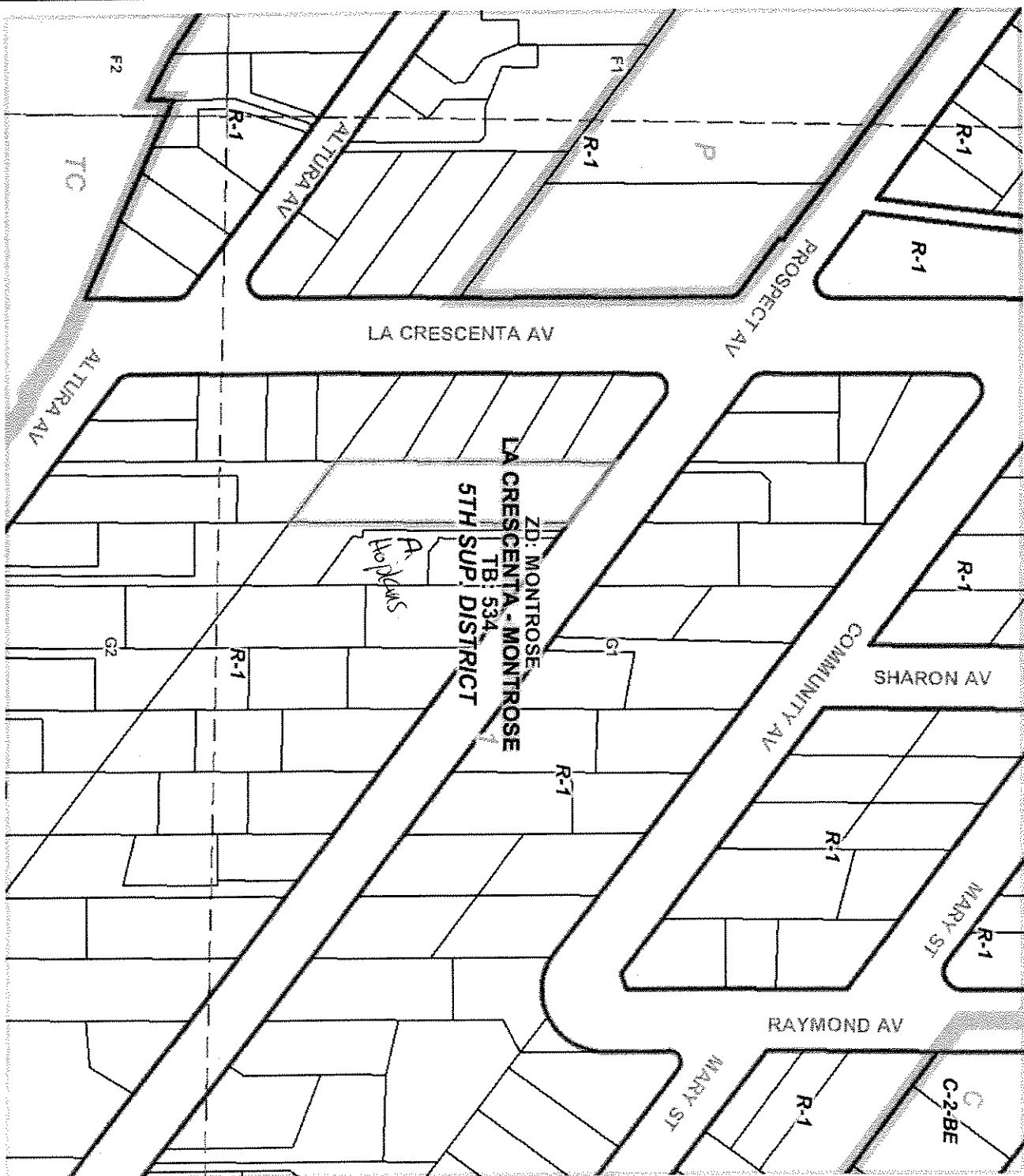
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- [illegible]

Note: This is a static legend, which includes only a portion of layers. To get full legends, please use "Display Map Legend(s)" on the top left side of screen.



Legend

- Parcel Boundary
- Arterial Street
- Highway
- Freeway
- Master Plan of Highways
- Expressway - (S)
- Expressway - (P)
- Highway - (S)
- Highway - (P)
- Local Secondary Highway - (S)
- Local Secondary Highway - (P)
- Major Highway - (S)
- Major Highway - (P)
- Secondary Highway - (S)
- Secondary Highway - (P)
- Railroad or Road Transit
- Railroad
- Rapid Transit
- Underground Rapid Transit
- Significant Ridgelines
- Geologic CSD Primary
- Geologic CSD Secondary
- SMNA Significant
- Census Tract (2000)
- Assessor Map Book (AMB) Bay
- Zoning Index Map Grid
- USGS Quad Sheet Grid
- The Thomas Guide Grid
- TB Internal Page Grid
- Very High Fire Hazard Severity
- Community Standards District (CSD)
- CSD Area Specific Boundary
- CSD Area Specific Boundary
- Significant Ecological Area (SEA)
- Section Line
- Township and Range
- Equestrian District (EQD)
- Transect Oriented District (TOD)
- Seaback District
- Zone District (ZOD)
- Super-Natural District Boundary
- Safety Related Stations (from TB)
- Fire Station
- Highway Patrol
- Ranger Station
- Ranger Station
- Sherriff Station
- Island Waterbody
- Perennial
- Intermittent
- Dry
- Zoning (Boundary)
- Zone A-1
- Zone A-2
- Zone B-1
- Zone B-2
- Zone C-1
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**TENTATIVE PARCEL MAP NO. 067564
STAFF ANALYSIS
FOR SEPTEMBER 11, 2007 HEARING OFFICER PUBLIC HEARING**

PROJECT OVERVIEW

The applicant, Mark Anderson, proposes to create three single family lots, including two flag lots, on approximately 0.50 gross acres. The proposal requires approval of Tentative Parcel Map No. 067564 ("PM 067564") for the subdivision.

The subject property is located at 2752 Prospect Avenue, La Crescenta. The project does not propose any grading.

Class 1, 3, and 15 Categorical Exemptions have been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines.

Lot 1 is proposed to have an average lot width of 46 feet instead of the 50 feet required by Los Angeles County Code Sections 22.52.030 (E) and 21.24.240 (A). While it is allowable to subdivide the subject property into three parcels, it is not possible or not practical for applicant to comply with both the 20 foot fee access strip/driveway width requirement and 50 foot minimum lot width. For fire protection, compliance with the access strip/driveway width requirement is more important than the lot width requirement. Proposed Parcel 1 contains the existing house to remain which, even at the reduced width, will comply with setback and area requirements and the subdivision will be within the allowable density. Other lots also exist in the surrounding area with less than the required lot width of 50 feet..

The proposed development is within the boundaries of the La Crescenta Community Standards District ("CSD"). The La Crescenta CSD as adopted applies only to development in the R-3 zone and therefore does not affect the subject property. The property is required to comply with all existing R-1 zone standards.

DESCRIPTION OF PROJECT PROPERTY

Location: The property is located at 2752 Prospect Avenue in the Montrose Zoned District in the unincorporated community of La Crescenta-Montrose.

Physical Features: The subject property is approximately 0.50 gross acres in size and comprised of one lot. The property is rectangular in shape with slightly sloping terrain.

Access: The property has frontage on Prospect Avenue, a 60-foot-wide improved street.

Services: Domestic water service will be provided by the Crescenta Valley Water District. Domestic sewer service will be provided by the Crescenta Valley Water District. The project is within the boundaries of the Glendale Unified School District.

ENTITLEMENTS REQUESTED

Tentative Parcel Map: The applicant requests approval of Tentative PM 067564 to create three single family lots on approximately 0.50 gross acres.

EXISTING ZONING

Subject Property: The subject property is zoned R-1 (Single Family—5,000 Square Foot Minimum Required Lot Area).

Surrounding Properties: Surrounding zoning is R-1 to the north, east, west, and immediate south, with the Interstate 210 (Foothill Freeway) further south.

EXISTING LAND USES

Subject Property: The subject property is developed with two single family residences. One residence will remain and be remodeled, and the other residence and its garage will be demolished.

Surrounding Properties: Surrounding uses are single family residences, La Crescenta Elementary School, and First Baptist Church of La Crescenta.

PREVIOUS CASE/ZONING HISTORY

The current R-1 zone was created on in 1927 following the adoption of Ordinance Number 1494.

Plot Plan Case No. 2007-00635, for the demolition of an existing single family residence and the replacement it with a new 2708 sq. ft. 2-story residence with an attached 400 square foot, 2-car garage, was approved by Regional Planning on May 29, 2007. This is all within proposed Parcel No. 2.

PROJECT DESCRIPTION

PM 067564 dated April 11, 2007, depicts a residential development of three single family lots on approximately 0.50 gross acres located at 2752 Prospect Avenue, La Crescenta. The project site is improved with two single family residences. One residence will remain and be remodeled and the other residence and its garage will be demolished. The proposed development will be served by Prospect Avenue to the north. The net lot size is approximately 19,290 square feet. Parcel nos. 2 and 3 are proposed as flag lots, sharing a driveway width of 20 feet. The average lot width of proposed Parcel no. 1 is 46 feet, which is not out of character with surrounding lots though it is less than the 50 foot average lot width required by County Code.

The project's main access is Prospect Avenue, a 60 foot-wide improved street. The project does not propose any grading.

Proposed street improvements include street lights and street trees. Additional sidewalk pop-out is also required along property frontage on Prospect Avenue in the vicinity of any above ground utilities to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of the Los Angeles County Department of Public Works ("Public Works"). New utilities less than 50 KV are to be underground.

No trail easements are proposed for this subdivision.

GENERAL PLAN CONSISTENCY

The subject property is consistent with the Los Angeles Countywide General Plan ("General Plan") as depicted within Category 1, Low Density Residential, on the Land Use Policy Map. This category of the General Plan identifies areas particularly suitable for single-family detached housing units and is intended to maintain the character of existing low density residential neighborhoods with densities up to six units per gross acre. The applicant proposes to create three parcels yielding approximately six dwelling units per acre, which matches the density allowed under Category 1.

Additional applicable General Plan policies and goals include:

Land use and urban development pattern

- Promote the efficient use of land through a more concentrated pattern of urban development, including the focusing of new urban growth into areas of suitable land.
- Promote compatible, environmentally sensitive development of by-passed vacant land in urban areas.

Housing and Community Development

- Promote a balanced mix of dwelling unit types to meet present and future needs, with emphasis on family owned and moderate density dwelling units (twinhomes, townhouses and garden condominiums at garden apartment densities).
- Promote the provision of an adequate supply of housing by location, type and price.

The following goals of the Land Use Element apply to the proposed subdivision:

- Coordination with Public Services: To provide for land use arrangements that take full advantage of existing public service and facility capacities.
- Quality Neighborhoods: To maintain and enhance the quality of existing residential neighborhoods.

- Coordination with Transportation: To coordinate land use with existing and proposed transportation networks.

ENVIRONMENTAL DOCUMENTATION

Class 1, 3, and 15 Categorical Exemptions have been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines.

COUNTY DEPARTMENTS AND AGENCY COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee ("Subdivision Committee") consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. The Subdivision Committee has reviewed the tentative parcel map dated April 11, 2007, and recommends the attached conditions.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

On August 8, 2007, approximately 310 notices of public hearing were mailed to property owners within a 1,000-foot radius of the subject property. The public hearing notice was published in the Glendale News Press and La Opinion on August 11, 2007. Project materials, including tentative parcel map, land use map and recommended conditions were sent to the Los Angeles County Public Library, La Crescenta Library, on August 11, 2007. A public hearing notice was posted on the subject property fronting Prospect Avenue on August 11, 2007. Public hearing materials were also posted on the Department of Regional Planning's website.

CORRESPONDENCE RECEIVED BEFORE PUBLIC HEARING

At the time of writing, no correspondence has been received. Staff received one phone call from a neighbor asking about the project, but there has been no further contact.

STAFF EVALUATION

The proposed development is consistent with provisions of the General Plan. The project proposes three dwelling units and is consistent with the density allowed under the Category 1 land use category. The proposed project is also consistent with the existing lot sizes and character of the surrounding area.

Proposed Lot 1 will have an average lot width of 46 feet instead of the 50 foot average lot width required by Section 22.52.030 (E) and Section 21.24.240 (A) of the County Code.

Los Angeles County Code Section 22.52.030 (C) defines "required width" as:

"The width specified by any legislative restriction except in those cases in which the hearing officer, in approving a tentative map of a subdivision as provided in Title 21 of this code, Subdivisions, finds, pursuant to Section 21. 52.010 of Title 21 that such width should be modified."

Los Angeles County Code Section 21.52.010 (A) states:

" Whenever, in the opinion of the advisory agency, that land involved in a subdivision is of such size or shape. . . . that it is impossible or impractical for the subdivider to conform fully to a regulation contained in this Title 21, the advisory agency may at the time of action on the tentative map of the subdivision modify the regulation, provided that in the case of each modification the advisory agency shall first find that a special, individual reason makes the strict letter of the regulation impossible or impractical of observance and that the modification is in conformity with the spirit and purpose of the Subdivision Map Act and of this title; and provided, further, that the advisory agency shall make a report in writing, setting forth each modification and the facts relied upon for making the modification."

Staff contends that, while it is allowable to subdivide the subject property into three parcels, it is not possible or not practical for applicant to comply with both the fee access strip/driveway width requirement (20 feet, for this project) and the lot width requirement (50 feet) for proposed Lot 1 at the same time. For fire protection, it is more important to comply with the access strip/driveway width requirement than the lot width requirement. Additionally, proposed Lot 1 contains the existing house to remain, and even at the reduced width, the house will comply with setback and area requirements and the subdivision will be within the allowable density and, thus, the project is still within the spirit and purpose of the Subdivision Map Act and Title 21. Staff recommends that proposed Lot 1 be approved with an average lot width of 46.03 feet as depicted on Tentative Parcel Map 67564 dated April 11, 2007.

The Los Angeles County Fire Department has required a fire sprinkler system for new construction on proposed Parcel 3, due to the limited width of the access strip.

STAFF RECOMMENDATION

The following recommendation is subject to change based on oral testimony or documentary evidence submitted during the public hearing process.

Staff recommends that the Hearing Officer close the public hearing and approve Tentative Parcel Map No. 067564, subject to the attached recommended conditions of the Subdivision Committee.

Attachments:
Factual

TENTATIVE PARCEL MAP NO. 067564
Staff Report

PAGE 6 OF 6

Tentative Parcel Map No. 067564, dated April 11, 2007
Land Use Map
GIS-NET Map
Photographs
Thomas Guide Page
Memo from Initial Study File

SMT:DCK:dck
9/06/07

DRAFT
FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
FOR TENTATIVE PARCEL MAP NO. 067564

1. A Hearing Officer of Los Angeles County conducted a duly noticed public hearing in the matter of Tentative Parcel Map No. 067564 on September 11, 2007.
2. Tentative Parcel Map No. 067564 is a proposal to create three (3) single family lots 0.50 gross acres.
3. The subject site is located at 2752 Prospect Avenue, La Crescenta.
4. The rectangular shaped property is 0.50 gross acre in size with slightly sloping topography. The site is developed with two single family residences. One residence will remain and be remodeled, and the other residence and its garage will be demolished.
5. The project site is currently zoned R-1 (Single Family Residential—5,000 Square Feet Minimum Required Lot Area). Surrounding zoning is R-1 to the north, east, west, and immediate south, with the Interstate 210 (Foothill Freeway) further south.
6. Surrounding uses are single family residences, La Crescenta Elementary School, and First Baptist Church of La Crescenta.
7. The proposed project is consistent with the R-1 zoning classification. Pursuant to Section 22.20.070 of the Los Angeles County Code, single-family residences are permitted in the R-1 zone.
8. The property is depicted within the Low Density Residential land use category (density of one to six dwelling units per acre) of the Los Angeles Countywide General Plan ("General Plan") Land Use Policy Map. This land use designation would allow a maximum of three dwelling units on the site. The applicant has proposed three dwelling units, yielding a density of 6 dwelling units per acre, which is consistent with this land use category.
9. The Hearing Officer finds the proposed project and the provisions for its design and improvement are consistent with the goals and policies of the General Plan. The project provides single family housing, increases the supply of housing, and promotes the efficient use of land through a more concentrated pattern of urban development.
10. ***COMMENT ON CORRESPONDENCE RECEIVED FROM THE PUBLIC.***

- 11. COMMENT ON ORAL AND WRITTEN TESTIMONY AT THE PUBLIC HEARING**
12. Access to the proposed development will be provided from the north via Prospect Avenue, a 60 foot wide public street.
13. The proposed development is compatible with surrounding land use patterns. Residential development surrounds the subject property to the east, west, north and south.
14. The site is physically suitable for the type of development and density being proposed, since the property is relatively level and has adequate building sites to be developed in accordance with the County grading ordinance, has access to a County-maintained street, will be served by public sewers, will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs; and will have flood hazards and geological hazards mitigated in accordance with the requirements of the Los Angeles County Department of Public Works.
15. The design of the subdivision and the type of improvements proposed will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geological and soils factors are addressed in the conditions of approval.
16. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. The subject property is not located in a Significant Ecological Area and does not contain any stream courses or high value riparian habitat.
17. The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein.
18. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements
19. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.

20. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the California Water Code.
21. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.
22. Class 1, 3, and 15 Categorical Exemptions have been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines.
23. Proposed Parcel No. 1 is approved with an average lot width of 46 feet instead of the 50-foot average lot width required by Section 22.52.030 (E) and Section 21.24.240 (A) of the County Code as Section 22.52.030 (C) defines "required width" as it is not possible or not practical for applicant to comply with both the fee access strip/driveway width requirement (20 feet) and the lot width requirement (50 feet) for proposed Parcel No. 1 at the same time. For fire protection purposes, it is critical to comply with the access strip/driveway width requirement. Additionally, proposed Parcel No. 1 contains the existing house to remain, and even at the reduced width, the house will still comply with setback and area requirements and the subdivision will be within the allowable density and, thus, the project is still within the spirit and purpose of the SMA and this title. Other lots also exist in the surrounding area with less than the required lot width of 50 feet.

THEREFORE, in view of the findings of fact and conclusions presented above, Tentative Parcel Map No. 067564 is approved subject to the attached conditions established by the Hearing Officer and recommended by the Los Angeles County Subdivision Committee.

DRAFT CONDITIONS:

1. Conform to the applicable requirements of Title 22 of the Los Angeles County Code ("County Code") (Zoning Ordinance), the area requirements of the R-1 zone and the La Crescenta-Montrose Community Standards District.
2. Permission is granted for Parcel No. 1 to have an average lot width of 46 feet.
3. Flag lots shall have fee access strips at least 10 feet wide where contiguous to other strips, 15 feet wide where not contiguous with other strips, and 20 feet wide on dual access strips where the driveway width exceeds 150 feet.
4. Construct or bond with the Los Angeles County Department of Public Works ("Public Works") for driveway paving on the flag lots with a minimum width of 20 feet.
5. Label the driveways as "Private Driveway and Fire Lane" on the final map.
6. Provide reciprocal easements over the multiple access strips for the benefit of the lots served. Submit a letter to the Los Angeles County Department of Regional Planning ("Regional Planning") agreeing to record the easements in documents when the lots are sold.
7. Provide for maintenance of the driveways through a maintenance agreement by the owners of the lots. Submit a copy of the agreement to be recorded to Regional Planning.
8. A final parcel map is required for this land division. A parcel map waiver is not allowed.
9. Demolish all existing structures on Parcel No. 2. Provide proof of removal to Regional Planning prior to final map approval
10. The subdivider or the current owner shall plant at least one tree within the front yard of each lot. The location and the species of the trees may be incorporated into a site plan or landscape plan to be approved by the Director of Regional Planning and the Los Angeles County Forester and Fire Warden. Prior to final map approval, a bond shall be posted with the Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.

11. The subdivider shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this approval, which action is brought within the applicable time period of Government Code Section 65499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the subdivider of any claim, action or proceeding, or if the County fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the County.
12. In the event that any claim, action, or proceeding as described in the condition above is filed against the County, the subdivider shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the subdivider or subdivider's counsel. The subdivider shall pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost of the collection and duplication of records and other related documents will be paid by the subdivider according to County Code Section 2.170.010.

Except as modified herein above, this approval is subject to all those conditions set forth in the attached reports recommended by the Los Angeles County Subdivision Committee, which consists of Public Works, County Fire Department, Los Angeles County Department of Parks and Recreation and the Los Angeles County Department of Public Health, in addition to Regional Planning.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 67564 (Rev.)

Page 1/2

TENTATIVE MAP DATE 04-11-2007

The following reports consisting of 8 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Quitclaim or relocate easements running through proposed structures.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 67564 (Rev.)

Page 2/2

TENTATIVE MAP DATE 04-11-2007

8. Remodel the existing house and construct a new garage in Parcel 1 as shown on the tentative map prior to final map approval. Building permits are required from the Building and Safety office.
9. Remove the existing house and garage in Parcel 2 as shown on the tentative map prior to final map approval. Demolition permits are required from the Building and Safety office.
10. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
11. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
12. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
13. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION
DRAINAGE AND GRADING UNIT

PARCEL MAP NO. 067564

REVISED TENTATIVE MAP DATED 04/11/07

DRAINAGE CONDITIONS

- Approval of this map pertaining to drainage is recommended (No grading is proposed per application form).

=====

GRADING CONDITIONS:

1. Approval of this map pertaining to grading is recommended (No grading is proposed per application form).
2. Prior to recordation of the final map, a covenant for cross-lot drainage needs to be recorded.

Name   Date 05/14/07 Phone (626) 458-4921
ELAINE KUNITAKE

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
____ Geologist
____ Soils Engineer
1 GMED File
1 Subdivision

PARCEL MAP 67564
SUBDIVIDER Hales-Anderson Investment
ENGINEER Calcivic Engineering
GEOLOGIST _____
SOILS ENGINEER _____

TENTATIVE MAP DATED 4/11/07 (Revision)
LOCATION La Crescenta
REPORT DATE _____
REPORT DATE _____

☐ TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- ☐ The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical factors have been properly evaluated.
- ☐ A grading plan must be geotechnically approved by the GMED. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.
- ☐ All geologic hazards associated with this proposed development must be eliminated,
or
delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- ☐ A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). _____ refer to the Soils Report(s) by _____, dated _____."
- ☐ The Soils Engineering review dated _____ is attached.

☒ TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- ☐ This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.
- ☐ The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- ☒ Soils engineering reports may be required prior to approval of building or grading plans.
- ☐ Groundwater is less than 10 feet from the ground surface on lots _____
- ☒ The Soils Engineering review dated 5/15/07 is attached.

Prepared by



Charles Nestle

Reviewed by _____

Date 5/15/07

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office 5.0
Job Number LX001129
Sheet 1 of 1

Ungraded Site Lots

Tentative Tract Map 67564
Location 2752 Prospect Avenue, La Crescenta
Developer/Owner Hales-Anderson Investment
Engineer/Architect Calcivic Engineering
Soils Engineer ----
Geologist ----

DISTRIBUTION:

☐ Drainage
☐ Grading
☐ Geo/Soils Central File
☐ District Engineer
☐ Geologist
☐ Soils Engineer
☐ Engineer/Architect

Review of:

Revised Tentative Parcel Map Dated by Regional Planning 4/11/07

Previous Review Sheet Dated 2/14/07

ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

Reviewed by  Date 5/15/07



NOTICE: Public safety, relative to geotechnical subsurface exploration shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\Yoshi\67564TentP

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Repair any displaced, broken, or damaged pavement along the property frontage on Prospect Avenue.
2. Construct any parkway improvements (driveways and landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.
3. Install postal delivery receptacles in groups to serve two or more residential parcels.
4. Underground all new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
5. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
6. Remove the decorative wall in the vicinity of the westerly property line from the dedicated right of way on Prospect Avenue.

HW
Prepared by Juan M Sarda
pm67564r-rev2.doc

Phone (626) 458-4921

Date 05-21-2007

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
PARCEL MAP NO. 67564 (Rev.)

Page 1/1

TENTATIVE MAP DATED 04-11-2007

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

- Financial arrangement must be made with the Crescenta Valley Water District prior to final map approval.

+16
Prepared by Allen Ma
pm67564s-rev2.doc

Phone (626) 458-4921

Date 05-21-2007

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
PARCEL MAP NO. 67564 (Rev.)

Page 1/1

TENTATIVE MAP DATED 04-11-2007

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all parcels in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division and that water service will be provided to each parcel.

HW
Prepared by Lana Radle
pm67564w-rev2.doc

Phone (626) 458-4921

Date 05-21-2007



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

RP.- Donald

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: PM067564 Map Date April 11, 2007

C.U.P. _____ Vicinity Map 3983A

- ☐ FIRE DEPARTMENT HOLD on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☐ Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☐ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☐ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments: In lieu of adequate access, all new construction is required to provide a fire sprinklers system. Submit a covenant of agreement for the fire sprinkler system to be reviewed and approved simultaneously with the Final Map.
THIS MAP IS CLEAR FOR PUBLIC HEARING.

by Inspector: Juan C. Padilla Date June 1, 2007

Land Development Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. PM067564 Tentative Map Date April 11, 2007

Revised Report _____

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☒ The required fire flow for public fire hydrants at this location is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☐ Fire hydrant requirements are as follows:
- Install _____ public fire hydrant(s). Verify / Upgrade existing _____ public fire hydrant(s).
- Install _____ private on-site fire hydrant(s).
- ☐ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☐ Location: As per map on file with the office.
- ☐ Other location: _____
- ☐ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☐ Water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☒ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: Per Crescenta Valley Water's fire flow test dated 05-18-07, the existing fire hydrant is adequate.

If hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. Plans shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

City Inspector Juan C. Padilla Date June 1, 2007



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # 67564

DRP Map Date: 04/11/2007

SCM Date: 05/21/2007

Report Date: 05/16/2007

Park Planning Area # 38

LA CRESCENTE / MONTROSE / UNIVERSAL CITY

Map Type: REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.01
IN-LIEU FEES:	\$3,596

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$3,596 in-lieu fees.

Trails:

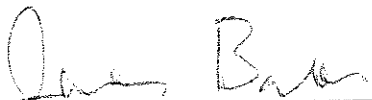
No trails.

Comments:

Proposed 3 single family lots, with credit for existing houses to be remodeled and 1 existing house to be demolished, net density increase of 1 unit.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By: 
James Barber, Developer Obligations/Land Acquisitions

Supv D 5th
May 16, 2007 07:18:50
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**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map # **67564**

DRP Map Date: **04/11/2007**

SMC Date: **05/21/2007**

Report Date: **05/16/2007**

Park Planning Area # **38**

LA CRESCENTE / MONTROSE / UNIVERSAL CITY

Map Type: **REV. (REV RECD)**

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P)\text{people} \times (0.003) \text{ Goal} \times (U)\text{nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units **3** = Proposed Units **1** + Exempt Units **2**

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.85	0.0030	1	0.01
M.F. < 5 Units	2.38	0.0030	0	0.00
M.F. >= 5 Units	2.19	0.0030	0	0.00
Mobile Units	2.40	0.0030	0	0.00
Exempt Units			2	
Total Acre Obligation =				0.01

Park Planning Area = **38 LA CRESCENTE / MONTROSE / UNIVERSAL CITY**

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.01	\$359,567	\$3,596

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.01	0.00	0.00	0.01	\$359,567	\$3,596



COUNTY OF LOS ANGELES

Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JOHN F. SCHUNHOFF, Ph.D.
Chief Deputy

Environmental Health
TERRANCE POWELL, R.E.H.S.
Acting Director of Environmental Health

Bureau of Environmental Protection
Land Use Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 · FAX (626)813-3016
www.lapublichealth.org/eh/progs/envirp.htm



BOARD OF SUPERVISORS

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May 16, 2007

RFS No.07-0011329

Parcel Map No. 067564

Vicinity: La Crescenta

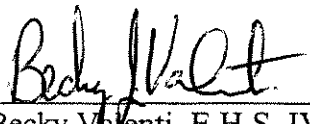
Tentative Parcel Map Date: April 11, 2007 (2nd Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Tentative Parcel Map 067564** is cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by the **Crescenta Valley Water District**, a public water system, which guarantees water connection and service to all parcels. The "will serve" letter from the water company has been received.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Crescenta Valley Water District** as proposed.


If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,



Becky Valenti, E.H.S. IV
Land Use Program

LOS ANGELES COUNTY LETTERGRAM

TO	Donald Kress, Subdivisions	FROM	Rudy Silvas,  Impact Analysis
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Subject: ENVIRONMENTAL DOCUMENTATION
CASE NO. RENV T200600152/ PM067564

Date: March 8, 2007

PROJECT DESCRIPTION: Environmental review for minor land division, project RTM PM067564, to subdivide a 19,289 sq. ft. lot into three separate lots in a flag lot configuration, in an R-1 (Single Family Residence) Zone, General Plan Category One (Low Density Residential, 1-6 dwelling units/acre), located at 2752 Prospect Avenue, in La Crescenta. Two existing single family residences currently occupy the site and shall remain on proposed Lots 1 & 2. Both existing single family residences will be remodeled, and a third residence may be built on proposed Lot 3 in the future. The site has full services (i.e. water and sewer) and accessibility.

The staff of the Impact Analysis Section has reviewed the above mentioned project to determine the appropriate environmental document.

It is our opinion that the project qualifies for a Categorical Exemption since it meets the criteria set forth in Class 1, 3, & 15 of the State EIR Guidelines (Article 19, Categorical Exemptions) and Class 1, 3, & 15 of the County Guidelines (Appendix G, Categorically Exempt Projects).

If you have any questions regarding the above determination or environmental document preparation, please contact Rudy Silvas at ComLine 337.

NOTICE TO LEAD SECTION: A NOTICE OF EXEMPTION MAY BE FILED WITH THE COUNTY CLERK UPON APPROVAL OF THIS PROJECT.

COMMENTS: Project is an urbanized area with a sloping topography that does not have an average slope greater than 20 percent.